HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: February 2016

Housing market intelligence you can count on

Canada

CMHC SCHL
HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the *Housing Now* report has become the *Housing Now Tables* and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the *Housing Market Insight*. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The *Housing Market Insight* will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

L'Observateur du logement en ligne

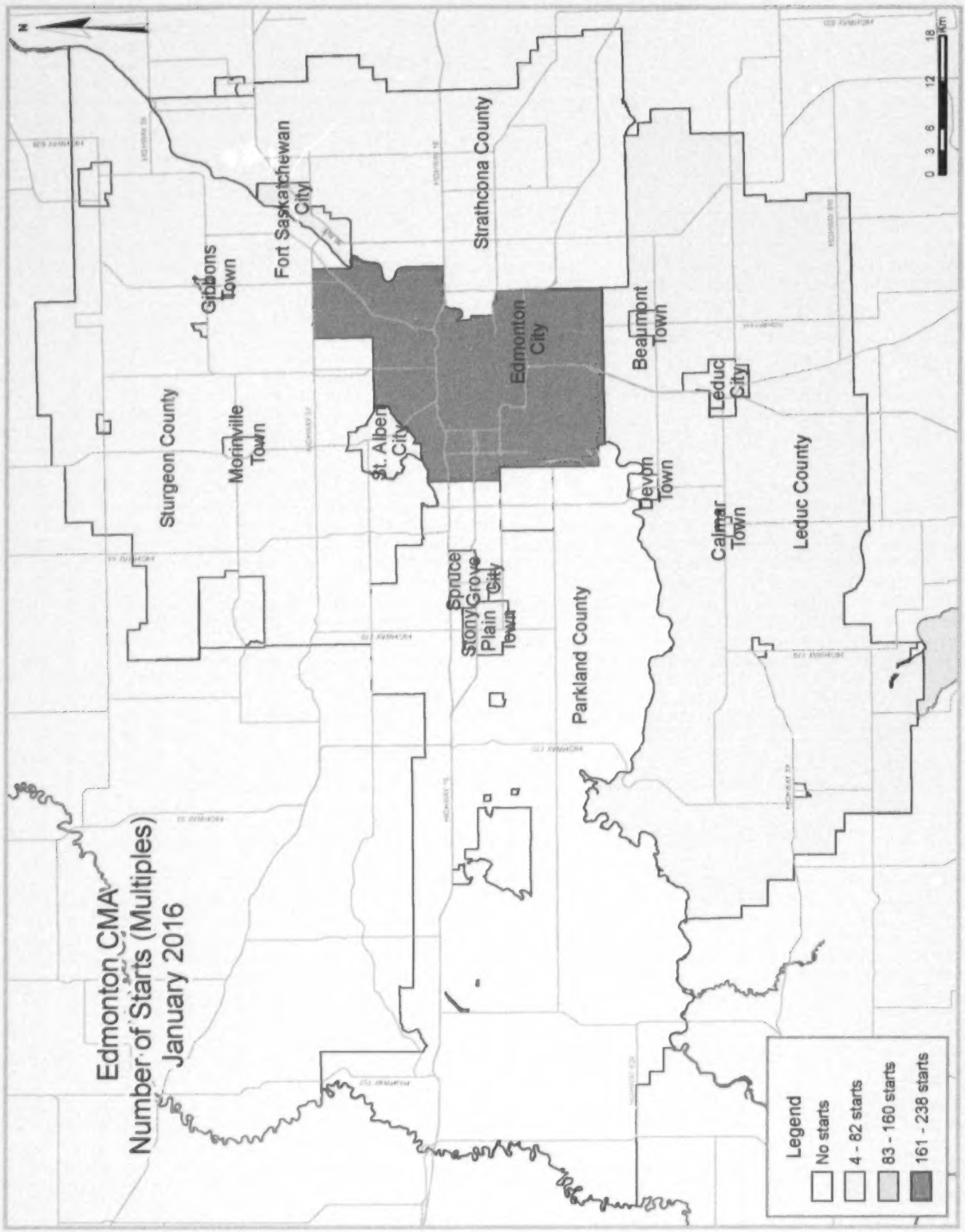
On y présente, sous forme de feuillets et de vidéos :

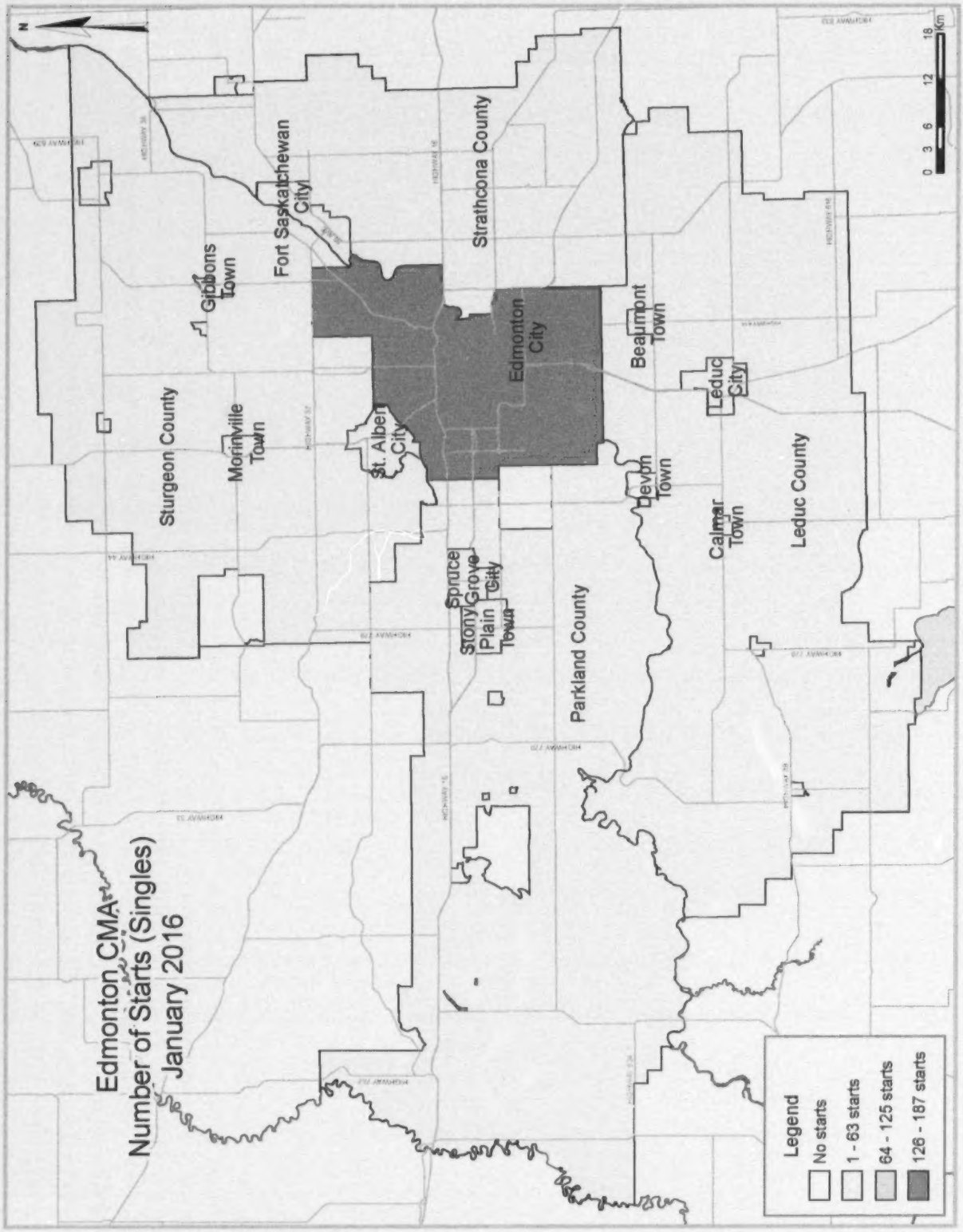
- analyses et données;
- observations pertinentes;
- mises à jour sur les conditions et tendances en matière de logement; *et bien plus encore!*

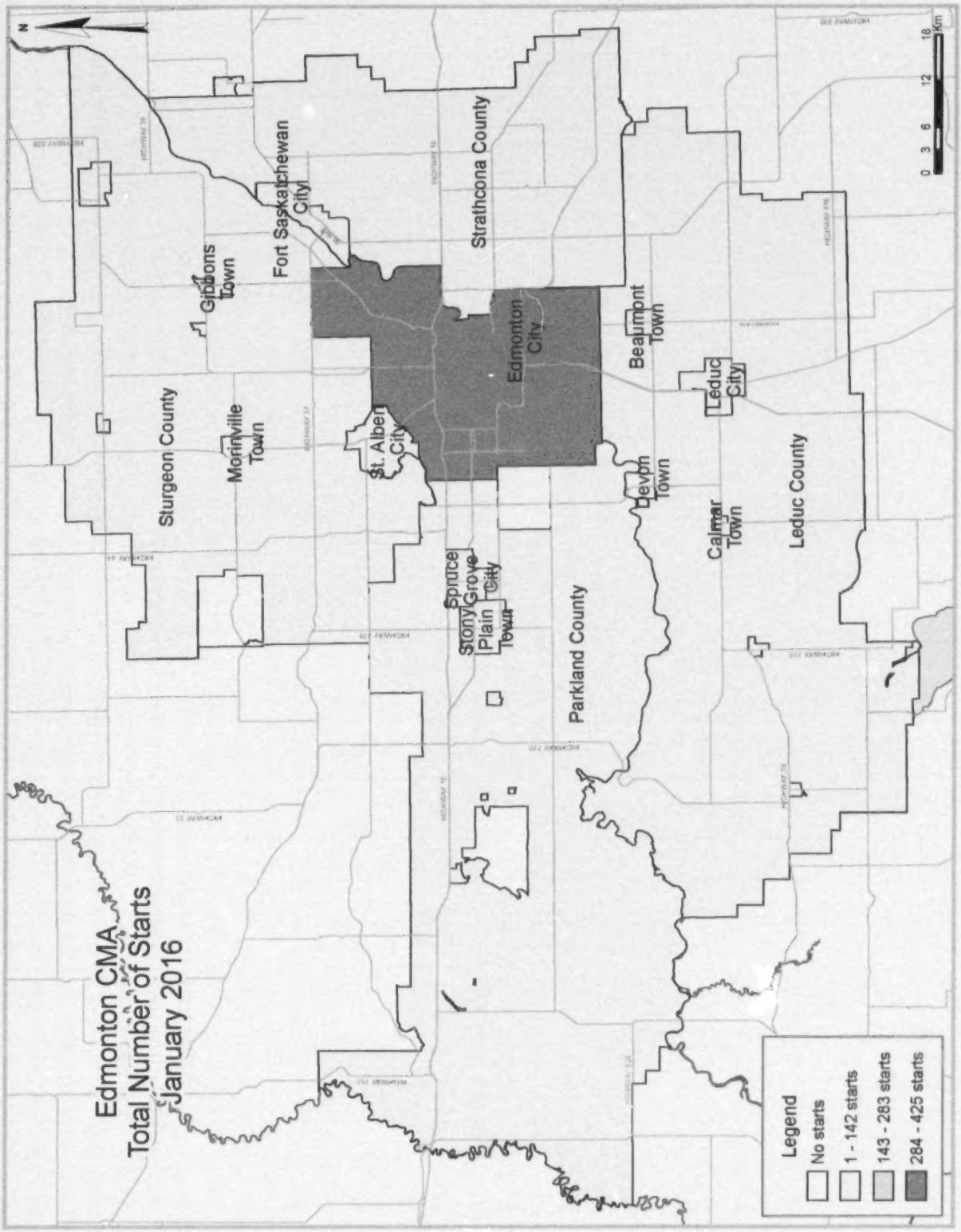
Tous les liens peuvent être facilement diffusés sur les médias sociaux!

Abonnez-vous dès aujourd'hui pour demeurer informé!

www.schl.ca/observateur


Edmonton CMA
Number of Starts (Multiples)
January 2016
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
4 - 82 starts
83 - 160 starts
161 - 238 starts


Edmonton CMA
Number of Starts (Singles)
January 2016
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 63 starts
64 - 125 starts
126 - 187 starts


Edmonton CMA
Total Number of Starts
January 2016
N
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Fort Saskatchewan City
Strathcona County
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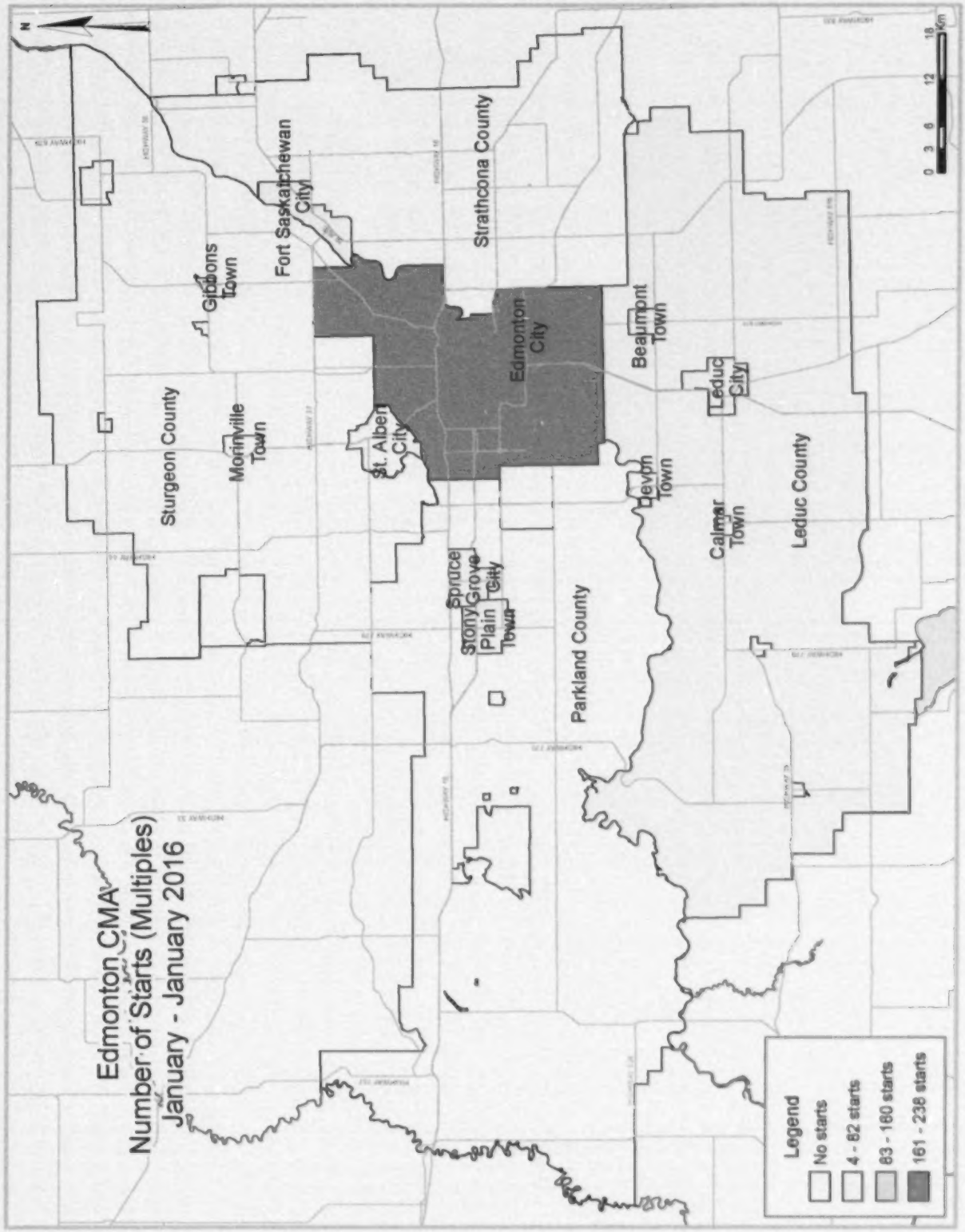
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 142 starts
143 - 283 starts
284 - 425 starts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Number of Starts (Multiples)
January - January 2016
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Fort Saskatchewan City
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Beaumont Town
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Devon Town
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Parkland County
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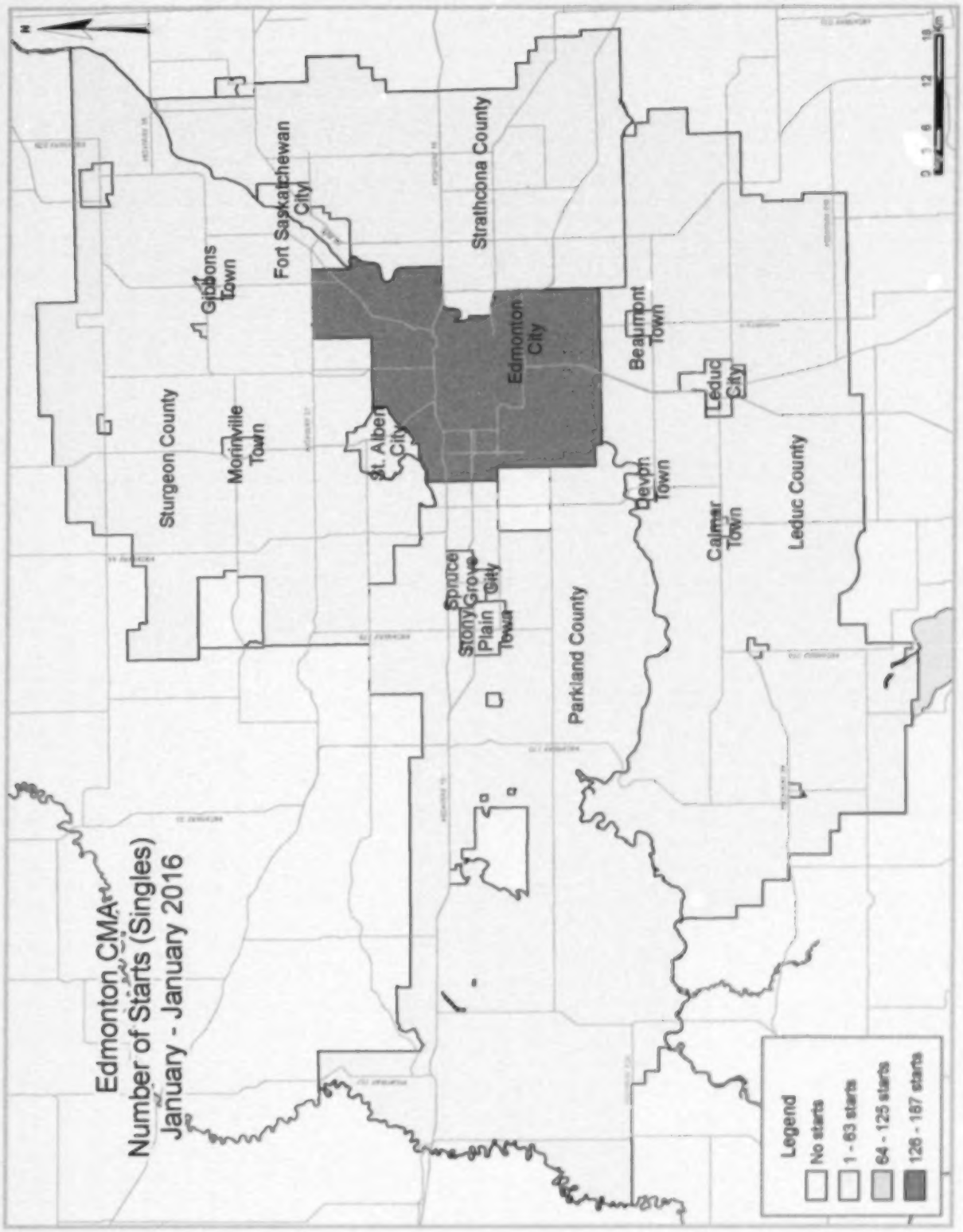
161 - 238 starts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1 - 63 starts
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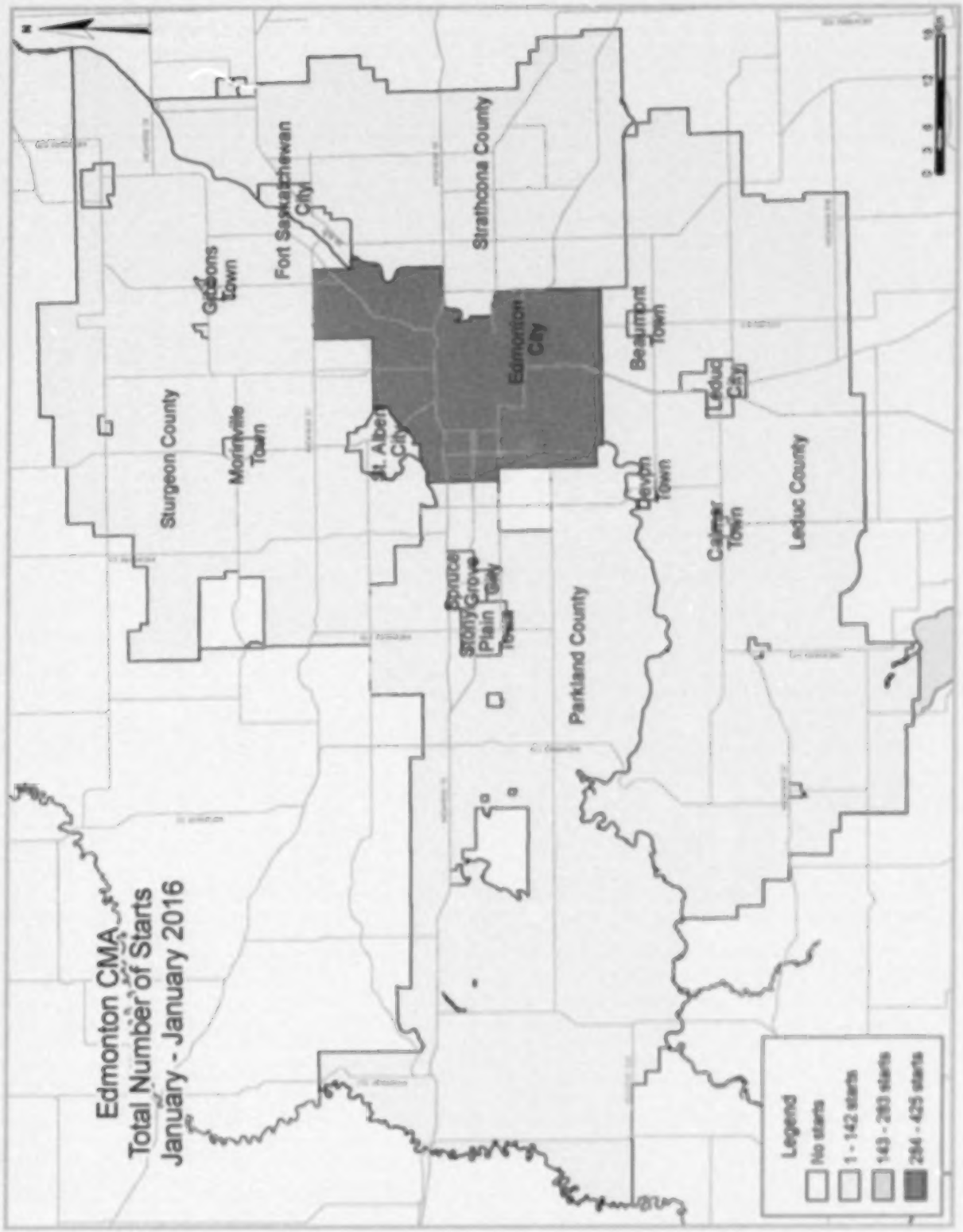
Leduc County
Stony Plain Town
Spruce Grove City
Parkland County


Edmonton CMA
Total Number of Starts
January - January 2016
Legend
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1 - 142 starts
143 - 283 starts
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Strathcona County
Fort Saskatchewan City
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Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
..	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) January 2016		
Edmonton CMA[1]	December 2015	January 2016
Trend[2]	[illegible]	[illegible]
SAAR	[illegible]	[illegible]
	January 2015	January 2016
Actual		
January - Single-Detached	[illegible]	[illegible]
January - Multiples	[illegible]	[illegible]
January - Total	[illegible]	[illegible]
January to January - Single-Detached	[illegible]	[illegible]
January to January - Multiples	[illegible]	[illegible]
January to January - Total	[illegible]	[illegible]

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR).

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
January 2016

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2016	262	192	60	1	72	0	0	52	603
January 2015	850	148	31	3	64	661	0	700	1,850
% Change	-69.2	11.8	109.7	-66.7	10.1	-98.5	n/a	-92.1	-67.3
Year-to-date 2016	262	192	60	1	72	0	0	52	603
Year-to-date 2015	850	148	31	3	64	661	0	700	1,850
% Change	-69.2	11.8	109.7	-66.7	10.1	-98.5	n/a	-92.1	-67.3
UNDER CONSTRUCTION									
January 2016	3,148	1,302	365	0	951	2,228	356	2,996	11,350
January 2015	4,711	1,668	571	111	958	4,295	78	3,991	12,844
% Change	-33.2	-21.9	-36.1	-100.0	-0.7	-48.1	356.4	-24.9	-11.6
COMPLETIONS									
January 2016	499	226	92	1	69	117	11	216	1,131
January 2015	410	148	12	1	82	0	0	97	750
% Change	21.7	52.7	666.7	0.0	-15.9	n/a	n/a	122.7	50.8
Year-to-date 2016	499	226	92	1	69	117	11	216	1,131
Year-to-date 2015	410	148	12	1	82	0	0	97	750
% Change	21.7	52.7	666.7	0.0	-15.9	n/a	n/a	122.7	50.8
COMPLETED & NOT ABSORBED									
January 2016	82	106	47	1	51	391	n/a	n/a	1,727
January 2015	210	220	17	1	69	1,199	n/a	n/a	1,716
% Change	-61.0	-51.8	n/m	0.0	-26.1	-67.4	n/a	n/a	0.6
ABSORBED									
January 2016	448	203	39	0	39	138	n/a	n/a	1,122
January 2015	426	148	22	1	82	12	n/a	n/a	686
% Change	5.2	37.2	77.3	-100.0	-52.4	n/m	n/a	n/a	63.6
Year-to-date 2016	448	203	39	0	39	138	n/a	n/a	1,122
Year-to-date 2015	426	148	22	1	82	12	n/a	n/a	686
% Change	5.2	37.2	77.3	-100.0	-52.4	n/m	n/a	n/a	63.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2 Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row, Apt & Other	Single	Row and Semi	Apt & Other	Single, Semi, and Row	Apt & Other	
EDMONTON									
Edmonton City									
January 2016	186	126	59	1	75	0	0	0	452
January 2015	303	82	53	0	65	149	0	707	1,359
Beaumont Town									
January 2016	13	0	0	0	0	0	0	0	13
January 2015	0	0	0	0	0	0	0	0	0
Devon Town									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
January 2016	0	0	0	0	0	0	0	48	50
January 2015	20	14	0	0	0	0	0	0	34
Leduc City									
January 2016	13	8	0	0	0	0	0	0	21
January 2015	12	8	0	0	0	0	0	145	165
Leduc County									
January 2016	7	0	0	0	0	0	0	0	7
January 2015	13	0	0	0	0	0	0	0	13
Redcliffe Town									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	2	0	0	0	0	0	0	0	2
Parkland County									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Spruce Grove City									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	26	12	0	0	0	0	0	0	38
St. Albert City									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	13	0	0	0	0	0	0	0	13
Stony Plain Town									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Strathcona County									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	10	0	0	0	0	0	0	0	10
Sturgeon County									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Rest Stations									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
January 2016	365	146	65	1	75	0	0	53	401
January 2015	600	148	53	0	65	153	0	759	1,818

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2 Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row, Apt & Other	Single	Row and Semi	Apt & Other	Single, Semi, and Row	Apt & Other	
EDMONTON CENTRE SECTOR									
Edmonton City									
January 2016	1,001	1,005	277	5	304	1,057	145	1,174	3,968
January 2015	1,059	1,146	654	4	373	1,453	9	1,679	5,377
Beaumont Town									
January 2016	140	45	13	0	0	0	45	93	336
January 2015	111	29	0	0	0	0	0	0	140
Devon Town									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
January 2016	51	50	0	0	23	0	60	80	264
January 2015	140	70	0	1	51	0	0	0	262
Leduc City									
January 2016	140	50	44	0	56	184	0	80	554
January 2015	227	90	62	0	56	188	60	248	931
Leduc County									
January 2016	146	0	0	0	0	0	0	0	146
January 2015	146	0	0	0	0	0	0	0	146
Morinville Town									
January 2016	30	8	0	0	0	0	0	56	94
January 2015	65	0	0	0	0	0	0	56	121
Parkland County									
January 2016	116	0	0	0	0	0	0	0	116
January 2015	137	0	0	0	0	0	0	0	137
Spruce Grove City									
January 2016	76	102	50	0	37	196	80	0	541
January 2015	306	176	116	0	51	60	0	197	906
St. Albert City									
January 2016	146	45	0	0	65	119	0	116	491
January 2015	167	65	0	0	59	241	0	146	678
Stony Plain Town									
January 2016	26	16	0	0	16	136	72	60	326
January 2015	91	60	0	0	16	0	0	0	167
Strathcona County									
January 2016	146	10	0	0	0	160	0	130	446
January 2015	176	32	0	1	51	111	0	237	607
Sturgeon County									
January 2016	76	0	0	0	0	0	0	0	76
January 2015	143	0	0	0	0	0	0	0	143
Wetaskiwin (Part in CMA)									
January 2016	26	0	0	0	0	0	0	0	26
January 2015	69	0	0	0	0	0	0	0	69
Rest Remainder									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
January 2016	3,105	1,601	484	5	501	2,220	530	1,956	10,512
January 2015	3,713	1,668	771	11	708	3,053	76	3,451	13,956

Source: CMHC (Starts and Completions Survey, Rental Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
January 2016	379	188	30	0	35	117	0	216	965
January 2015	333	134	11	1	69	0	0	47	585
Beaumont Town									
January 2016	5	6	0	0	0	0	0	0	11
January 2015	8	0	0	0	0	0	0	0	8
Devon Town									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
January 2016	16	14	3	0	0	0	7	0	40
January 2015	24	6	0	0	4	0	0	0	34
Leduc City									
January 2016	9	0	9	0	0	0	0	0	18
January 2015	9	12	0	0	0	0	8	0	29
Leduc County									
January 2016	3	0	0	0	0	0	0	0	3
January 2015	3	0	0	0	0	0	0	0	3
Morinville Town									
January 2016	1	8	0	0	0	0	0	0	9
January 2015	3	0	0	0	0	0	0	0	3
Parkland County									
January 2016	6	0	0	0	0	0	0	0	6
January 2015	0	0	0	0	0	0	0	0	0
Spruce Grove City									
January 2016	21	20	0	0	0	0	4	0	45
January 2015	1	4	4	0	0	0	0	0	9
St. Albert City									
January 2016	9	2	0	0	0	0	0	0	11
January 2015	0	0	0	0	2	0	0	0	2
Stony Plain Town									
January 2016	10	8	0	0	4	0	0	0	22
January 2015	8	0	0	0	0	0	0	0	8
Strathcona County									
January 2016	30	10	0	1	10	0	0	0	51
January 2015	24	2	0	0	7	0	0	0	33
Sturgeon County									
January 2016	7	0	0	0	0	0	0	0	7
January 2015	4	0	0	0	0	0	0	0	4
Remainder of the CMA									
January 2016	3	0	0	0	0	0	0	0	3
January 2015	1	0	0	0	0	0	0	0	1
First Nations									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
January 2016	499	256	42	1	49	117	11	216	1,191
January 2015	410	148	15	1	82	0	8	47	719

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
January 2016	496	250	43	0	27	272	n/a	n/a	1,088
January 2015	261	147	8	1	32	106	n/a	n/a	555
Beaumont Town									
January 2016	17	2	9	0	0	0	n/a	n/a	28
January 2015	17	2	0	0	0	0	n/a	n/a	19
Devon Town									
January 2016	1	0	0	0	0	0	n/a	n/a	1
January 2015	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
January 2016	68	59	4	0	5	0	n/a	n/a	136
January 2015	55	15	0	0	1	0	n/a	n/a	71
Leduc City									
January 2016	53	17	5	0	1	0	n/a	n/a	76
January 2015	40	19	0	0	0	0	n/a	n/a	59
Leduc County									
January 2016	4	0	0	0	0	0	n/a	n/a	4
January 2015	6	0	0	0	0	0	n/a	n/a	6
Morinville Town									
January 2016	7	7	0	0	0	0	n/a	n/a	14
January 2015	0	0	0	0	0	0	n/a	n/a	0
Parkland County									
January 2016	7	0	0	0	0	0	n/a	n/a	7
January 2015	9	2	0	0	0	0	n/a	n/a	11
Spruce Grove City									
January 2016	61	63	0	0	6	27	n/a	n/a	157
January 2015	43	21	3	0	3	38	n/a	n/a	108
St. Albert City									
January 2016	35	11	0	0	4	0	n/a	n/a	50
January 2015	29	3	0	0	2	0	n/a	n/a	34
Stony Plain Town									
January 2016	29	24	6	0	9	0	n/a	n/a	68
January 2015	18	19	6	0	10	0	n/a	n/a	53
Strathcona County									
January 2016	33	13	0	1	29	42	n/a	n/a	118
January 2015	31	7	0	0	16	0	n/a	n/a	54
Sturgeon County									
January 2016	3	0	0	0	0	0	n/a	n/a	3
January 2015	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
January 2016	7	0	0	0	0	0	n/a	n/a	7
January 2015	4	0	0	0	0	0	n/a	n/a	4
First Nations									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
January 2016	821	446	67	1	81	341	n/a	n/a	1,757
January 2015	513	235	17	1	64	144	n/a	n/a	974

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
January 2016	332	156	25	0	30	103	n/a	n/a	646
January 2015	335	127	16	1	69	8	n/a	n/a	556
Beaumont Town									
January 2016	6	6	0	0	0	0	n/a	n/a	12
January 2015	8	0	0	0	0	0	n/a	n/a	8
Devon Town									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
January 2016	16	7	0	0	0	0	n/a	n/a	23
January 2015	17	1	0	0	4	0	n/a	n/a	22
Leduc City									
January 2016	7	1	4	0	0	0	n/a	n/a	12
January 2015	12	6	1	0	0	0	n/a	n/a	19
Leduc County									
January 2016	3	0	0	0	0	0	n/a	n/a	3
January 2015	3	0	0	0	0	0	n/a	n/a	3
Morinville Town									
January 2016	2	1	0	0	0	0	n/a	n/a	3
January 2015	4	0	0	0	0	0	n/a	n/a	4
Parkland County									
January 2016	8	0	0	0	0	0	n/a	n/a	8
January 2015	1	0	0	0	0	0	n/a	n/a	1
Spruce Grove City									
January 2016	17	22	0	0	0	1	n/a	n/a	40
January 2015	6	6	5	0	0	4	n/a	n/a	21
St. Albert City									
January 2016	9	3	0	0	0	0	n/a	n/a	12
January 2015	3	0	0	0	4	0	n/a	n/a	7
Stony Plain Town									
January 2016	5	5	0	0	0	0	n/a	n/a	10
January 2015	7	0	0	0	1	0	n/a	n/a	8
Strathcona County									
January 2016	32	4	0	0	4	2	n/a	n/a	42
January 2015	25	3	0	0	4	0	n/a	n/a	32
Sturgeon County									
January 2016	8	0	0	0	0	0	n/a	n/a	8
January 2015	4	0	0	0	0	0	n/a	n/a	4
Remainder of the CMA									
January 2016	3	0	0	0	0	0	n/a	n/a	3
January 2015	1	0	0	0	0	0	n/a	n/a	1
First Nations									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
January 2016	448	205	29	0	34	106	n/a	n/a	822
January 2015	426	143	22	1	82	12	n/a	n/a	686

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	% Change
Edmonton City	187	306	126	112	102	69	10	1,047	425	1,534	-72.3
Beaumont Town	13	3	0	0	4	0	0	0	17	3	**
Calmar Town	2	2	0	0	0	0	0	0	2	2	0.0
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	2	22	2	14	4	0	48	0	56	36	55.6
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	13	15	4	4	4	4	0	14	21	37	-43.2
Leduc County	7	13	4	0	0	0	0	0	11	13	-15.4
Morinville Town	4	7	0	0	0	0	0	0	4	7	-42.9
Parkland County	6	3	0	0	0	0	0	0	6	3	100.0
Spruce Grove City	5	29	4	22	21	4	0	0	30	55	-45.5
St. Albert City	8	12	0	0	0	0	0	8	8	20	-60.0
Stony Plain Town	3	4	2	4	3	0	0	0	8	8	0.0
Strathcona County	6	18	0	2	0	0	0	82	6	102	-94.1
Sturgeon County	6	10	0	0	0	0	0	0	6	10	-40.0
Remainder of the CMA	1	1	0	0	0	0	0	0	1	1	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	263	446	142	158	138	77	58	1,151	601	1,832	-67.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Edmonton City	187	306	126	112	102	69	10	1,047	425	1,534	-72.3
Beaumont Town	13	3	0	0	4	0	0	0	17	3	**
Calmar Town	2	2	0	0	0	0	0	0	2	2	0.0
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	2	22	2	14	4	0	48	0	56	36	55.6
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	13	15	4	4	4	4	0	14	21	37	-43.2
Leduc County	7	13	4	0	0	0	0	0	11	13	-15.4
Morinville Town	4	7	0	0	0	0	0	0	4	7	-42.9
Parkland County	6	3	0	0	0	0	0	0	6	3	100.0
Spruce Grove City	5	29	4	22	21	4	0	0	30	55	-45.5
St. Albert City	8	12	0	0	0	0	0	8	8	20	-60.0
Stony Plain Town	3	4	2	4	3	0	0	0	8	8	0.0
Strathcona County	6	18	0	2	0	0	0	82	6	102	-94.1
Sturgeon County	6	10	0	0	0	0	0	0	6	10	-40.0
Remainder of the CMA	1	1	0	0	0	0	0	0	1	1	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	263	446	142	158	138	77	58	1,151	601	1,832	-67.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Edmonton City	102	69	0	0	6	340	4	707
Beaumont Town	4	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	48	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	4	0	0	0	0	0	14
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	21	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	8	0	0
Stony Plain Town	3	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	53	0	29
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	138	77	0	0	6	401	52	750

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	102	69	0	0	6	340	4	707
Beaumont Town	4	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	48	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	4	0	0	0	0	0	14
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	21	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	8	0	0
Stony Plain Town	3	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	53	0	29
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	138	77	0	0	6	401	52	750

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market January 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Edmonton City	341	422	80	405	4	707	425	1,534
Beaumont Town	17	3	0	0	0	0	17	3
Calmar Town	2	2	0	0	0	0	2	2
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	8	36	0	0	48	0	56	36
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	21	23	0	0	0	14	21	37
Leduc County	11	13	0	0	0	0	11	13
Morinville Town	4	7	0	0	0	0	4	7
Parkland County	6	3	0	0	0	0	6	3
Spruce Grove City	30	55	0	0	0	0	30	55
St. Albert City	8	12	0	8	0	0	8	20
Stony Plain Town	8	8	0	0	0	0	8	8
Strathcona County	6	18	0	55	0	29	6	102
Sturgeon County	6	10	0	0	0	0	6	10
Remainder of the CMA	1	1	0	0	0	0	1	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	469	614	80	468	52	750	601	1,832

Table 2.5: Starts by Submarket and by Intended Market January - January 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	341	422	80	405	4	707	425	1,534
Beaumont Town	17	3	0	0	0	0	17	3
Calmar Town	2	2	0	0	0	0	2	2
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	8	36	0	0	48	0	56	36
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	21	23	0	0	0	14	21	37
Leduc County	11	13	0	0	0	0	11	13
Morinville Town	4	7	0	0	0	0	4	7
Parkland County	6	3	0	0	0	0	6	3
Spruce Grove City	30	55	0	0	0	0	30	55
St. Albert City	8	12	0	8	0	0	8	20
Stony Plain Town	8	8	0	0	0	0	8	8
Strathcona County	6	18	0	55	0	29	6	102
Sturgeon County	6	10	0	0	0	0	6	10
Remainder of the CMA	1	1	0	0	0	0	1	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	469	614	80	468	52	750	601	1,832

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	% Change
Edmonton City	379	334	194	126	59	78	333	47	965	585	65.0
Beaumont Town	5	8	6	0	0	0	0	0	11	8	37.5
Calmar Town	2	0	0	0	0	0	0	0	2	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	16	24	14	10	10	0	0	0	40	34	17.6
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	9	9	0	12	9	8	0	0	18	29	-37.9
Leduc County	3	3	0	0	0	0	0	0	3	3	0.0
Morinville Town	1	3	8	0	0	0	0	0	9	3	200.0
Parkland County	6	0	0	0	0	0	0	0	6	0	n/a
Spruce Grove City	21	1	20	4	4	4	0	0	45	9	**
St. Albert City	9	0	2	2	0	0	0	0	11	2	**
Stony Plain Town	10	8	8	0	4	0	0	0	22	8	175.0
Strathcona County	31	24	20	2	0	7	0	0	51	33	54.5
Sturgeon County	7	4	0	0	0	0	0	0	7	4	75.0
Remainder of the CMA	1	0	0	0	0	0	0	0	1	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	500	419	272	156	86	97	333	47	1,191	719	65.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Edmonton City	379	334	194	126	59	78	333	47	965	585	65.0
Beaumont Town	5	8	6	0	0	0	0	0	11	8	37.5
Calmar Town	2	0	0	0	0	0	0	0	2	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	16	24	14	10	10	0	0	0	40	34	17.6
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	9	9	0	12	9	8	0	0	18	29	-37.9
Leduc County	3	3	0	0	0	0	0	0	3	3	0.0
Morinville Town	1	3	8	0	0	0	0	0	9	3	200.0
Parkland County	6	0	0	0	0	0	0	0	6	0	n/a
Spruce Grove City	21	1	20	4	4	4	0	0	45	9	**
St. Albert City	9	0	2	2	0	0	0	0	11	2	**
Stony Plain Town	10	8	8	0	4	0	0	0	22	8	175.0
Strathcona County	31	24	20	2	0	7	0	0	51	33	54.5
Sturgeon County	7	4	0	0	0	0	0	0	7	4	75.0
Remainder of the CMA	1	0	0	0	0	0	0	0	1	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	500	419	272	156	86	97	333	47	1,191	719	65.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Edmonton City	59	78	0	0	117	0	216	47
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	3	0	7	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	9	0	0	8	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	4	4	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	4	0	0	0	0	0	0	0
Strathcona County	0	7	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	75	89	11	8	117	0	216	47

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	59	78	0	0	117	0	216	47
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	3	0	7	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	9	0	0	8	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	4	4	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	4	0	0	0	0	0	0	0
Strathcona County	0	7	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	75	89	11	8	117	0	216	47

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Edmonton City	597	468	152	70	216	47	965	585
Beaumont Town	11	8	0	0	0	0	11	8
Calmar Town	2	0	0	0	0	0	2	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	33	30	0	4	7	0	40	34
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	18	21	0	0	0	8	18	29
Leduc County	3	3	0	0	0	0	3	3
Morinville Town	9	3	0	0	0	0	9	3
Parkland County	6	0	0	0	0	0	6	0
Spruce Grove City	41	9	0	0	4	0	45	9
St. Albert City	11	0	0	2	0	0	11	2
Stony Plain Town	18	8	4	0	0	0	22	8
Strathcona County	40	26	11	7	0	0	51	33
Sturgeon County	7	4	0	0	0	0	7	4
Remainder of the CMA	1	0	0	0	0	0	1	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	**797**	**581**	**167**	**83**	**227**	**55**	**1,191**	**719**

Table 3.5: Completions by Submarket and by Intended Market
January - January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	597	468	152	70	216	47	965	585
Beaumont Town	11	8	0	0	0	0	11	8
Calmar Town	2	0	0	0	0	0	2	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	33	30	0	4	7	0	40	34
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	18	21	0	0	0	8	18	29
Leduc County	3	3	0	0	0	0	3	3
Morinville Town	9	3	0	0	0	0	9	3
Parkland County	6	0	0	0	0	0	6	0
Spruce Grove City	41	9	0	0	4	0	45	9
St. Albert City	11	0	0	2	0	0	11	2
Stony Plain Town	18	8	4	0	0	0	22	8
Strathcona County	40	26	11	7	0	0	51	33
Sturgeon County	7	4	0	0	0	0	7	4
Remainder of the CMA	1	0	0	0	0	0	1	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	**797**	**581**	**167**	**83**	**227**	**55**	**1,191**	**719**

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
January 2016	30	9.1	95	28.8	108	32.7	47	14.2	50	15.2	330	$440,000	$389,680
January 2015	40	11.9	117	34.8	91	27.1	43	12.8	45	13.4	336	$410,000	$460,147
Year-to-date 2016	30	9.1	95	28.8	108	32.7	47	14.2	50	15.2	330	$440,000	$389,680
Year-to-date 2015	40	11.9	117	34.8	91	27.1	43	12.8	45	13.4	336	$410,000	$460,147
Beaumont Town													
January 2016	1	16.7	2	33.3	2	33.3	1	16.7	0	0.0	6	0	488,324
January 2015	1	12.5	3	37.5	3	37.5	1	12.5	0	0.0	8	0	515,852
Year-to-date 2016	1	16.7	2	33.3	2	33.3	1	16.7	0	0.0	6	0	488,324
Year-to-date 2015	1	12.5	3	37.5	3	37.5	1	12.5	0	0.0	8	0	515,852
Calmar Town													
January 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Devon Town													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Fort Saskatchewan City													
January 2016	2	12.5	9	56.3	4	25.0	1	6.3	0	0.0	16	460,000	474,800
January 2015	2	11.8	8	47.1	3	17.6	3	17.6	1	5.9	17	470,000	511,110
Year-to-date 2016	2	12.5	9	56.3	4	25.0	1	6.3	0	0.0	16	460,000	474,800
Year-to-date 2015	2	11.8	8	47.1	3	17.6	3	17.6	1	5.9	17	470,000	511,110
Gibbons Town													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
January 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
Leduc City													
January 2016	1	14.3	3	42.9	2	28.6	1	14.3	0	0.0	7	0	406,514
January 2015	6	50.0	6	50.0	0	0.0	0	0.0	0	0.0	12	400,000	383,935
Year-to-date 2016	1	14.3	3	42.9	2	28.6	1	14.3	0	0.0	7	0	406,514
Year-to-date 2015	6	50.0	6	50.0	0	0.0	0	0.0	0	0.0	12	400,000	383,935
Leduc County													
January 2016	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	0	0
January 2015	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	0	0
Year-to-date 2016	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	0	0
Year-to-date 2015	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	0	0
Morinville Town													
January 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
January 2015	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	0	412,725
Year-to-date 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2015	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	0	412,725

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2016

Subarea	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
January 2016	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	0	0
January 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	0	0
Year-to-date 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Spruce Grove City													
January 2016	0	0.0	12	70.6	3	17.6	1	5.9	1	5.9	17	407,888	388,382
January 2015	0	0.0	2	33.3	3	50.0	1	16.7	0	0.0	6	0	380,366
Year-to-date 2016	0	0.0	12	70.6	3	17.6	1	5.9	1	5.9	17	407,888	388,382
Year-to-date 2015	0	0.0	2	33.3	3	50.0	1	16.7	0	0.0	6	0	380,366
St. Albert City													
January 2016	0	0.0	2	22.2	0	0.0	4	44.4	3	33.3	9	0	671,800
January 2015	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	0	0
Year-to-date 2016	0	0.0	2	22.2	0	0.0	4	44.4	3	33.3	9	0	671,800
Year-to-date 2015	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	0	0
Stony Plain Town													
January 2016	1	20.0	3	60.0	0	0.0	1	20.0	0	0.0	5	0	485,860
January 2015	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	0	376,286
Year-to-date 2016	1	20.0	3	60.0	0	0.0	1	20.0	0	0.0	5	0	485,860
Year-to-date 2015	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	0	376,286
Strathcona County													
January 2016	0	0.0	9	31.0	9	31.0	4	13.8	7	24.1	29	530,888	614,888
January 2015	0	0.0	9	37.5	10	41.7	0	0.0	5	20.8	24	522,500	739,125
Year-to-date 2016	0	0.0	9	31.0	9	31.0	4	13.8	7	24.1	29	530,888	614,888
Year-to-date 2015	0	0.0	9	37.5	10	41.7	0	0.0	5	20.8	24	522,500	739,125
Sturgeon County													
January 2016	1	14.3	3	42.9	0	0.0	0	0.0	3	42.9	7	0	627,143
January 2015	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	4	0	531,250
Year-to-date 2016	1	14.3	3	42.9	0	0.0	0	0.0	3	42.9	7	0	627,143
Year-to-date 2015	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	4	0	531,250
Remainder of the CMA													
January 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
First Nations													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
January 2016	42	9.6	139	31.9	128	29.4	61	14.0	66	15.1	436	521,888	578,938
January 2015	65	14.1	121	26.4	113	24.5	69	15.0	54	11.7	426	500,888	556,477
Year-to-date 2016	42	9.6	139	31.9	128	29.4	61	14.0	66	15.1	436	521,888	578,938
Year-to-date 2015	65	14.1	121	26.4	113	24.5	69	15.0	54	11.7	426	500,888	556,477

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
January 2016

Submarket	Jan 2016	Jan 2015	% Change	YTD 2016	YTD 2015	% Change
Edmonton City	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Beaumont Town	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Leduc County	-	-	n/a	-	-	n/a
Morinville Town	-	[illegible]	n/a	-	[illegible]	n/a
Parkland County	-	-	n/a	-	-	n/a
Spruce Grove City	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
St. Albert City	[illegible]	-	n/a	[illegible]	-	n/a
Stony Plain Town	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Strathcona County	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Sturgeon County	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Source: CMHC (Market Absorption Survey)

Table 1: MLS® Residential Activity for Edmonton
January 2016

		Number of Sales[1]	Y/Y% Change[2] (%)	Sales SAAR[1]	Number of New Listings[1]	New Listings SA[1]	Months of New Listings SAAR[1]	Average Price[1] ($)	Y/Y% Change[2] (%)	Average Price[1] ($) SA
2015	January	760	-22.7	1,364	3,022	3,084	6.7	448,073	7.4	378,041
	February	1,044	-16.7	1,361	3,751	3,455	4.8	399,955	0.7	444,731
	March	1,481	6.1	1,304	5,078	3,947	5.0	471,118	5.0	441,944
	April	1,830	-15.3	1,468	5,788	3,944	4.9	475,036	3.0	447,483
	May	1,999	-10.6	1,599	5,716	3,761	3.8	477,519	3.5	444,946
	June	2,044	3.6	1,600	5,675	3,732	3.8	478,602	3.3	446,615
	July	2,018	-3.0	1,681	5,555	3,871	3.5	448,273	3.7	447,067
	August	1,689	-3.0	1,602	5,339	3,734	3.1	444,286	1.1	445,483
	September	1,603	8.0	1,555	5,111	3,636	3.1	443,867	-1.0	443,439
	October	1,399	-16.3	1,518	3,594	3,915	3.1	449,793	3.8	436,634
	November	1,224	4.4	1,563	2,993	3,355	4.8	445,444	-3.3	439,930
	December	899	4.3	1,404	1,819	3,484	4.3	439,333	1.0	448,796
2016	January	760	0.0	1,318	3,667	3,190	4.3	439,397	8.0	446,737
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 (2015)	3,285	-17.0		8,151			427,072	5.0	
	Q1 (2016)	760			3,667			439,397		
	YTD (2015)	760	-22.7		3,022			448,073	7.4	
	YTD (2016)	760	0.0		3,667			439,397	8.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1] Source: CREA
[2] Source: CREA, adapted from REALTOR.ca, as supplied by CREA

Table 6: Economic Indicators
January 2016

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	91.4	130.5	749	4.9	72.4	1,056
	February	567	2.89	4.79	91.6	131.6	753	5.0	72.7	1,060
	March	567	2.89	4.79	91.5	132.6	754	5.4	73.0	1,065
	April	561	2.89	4.64	91.5	132.8	753	5.9	73.2	1,076
	May	561	2.89	4.64	91.6	133.3	752	6.[illegible]	73.2	1,103
	June	561	2.89	4.64	91.5	134.1	754	5.9	72.9	1,113
	July	561	2.89	4.64	91.5	134.1	755	5.7	72.6	1,115
	August	561	2.89	4.64	91.5	134.7	758	5.6	72.7	1,109
	September	561	2.89	4.64	91.5	134.4	762	6.0	73.3	1,105
	October	561	2.89	4.64	91.8	134.8	769	6.1	73.9	1,105
	November	561	3.14	4.64	91.7	134.5	775	6.2	74.4	1,099
	December	561	3.14	4.64	91.7	133.2	776	6.3	74.5	1,103
2016	January	561	3.14	4.64		133.4	777	6.5	74.7	1,098
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

'P & I' means Principal and Interest payments $100,000 mortgage amortized over 25 years using current 5 year interest rate)
'NHPI' means New Housing Price Index
'CPI' means Consumer Price Index
'SA' means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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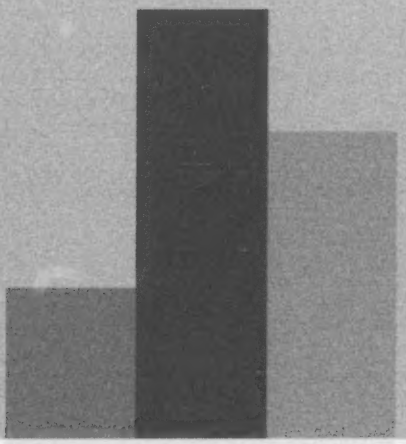

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- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
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- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
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